

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA

REGULAR MEETING

September 13, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes [August 9, 2021](#) Regular Meeting

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PD-21-00009 Quasi-Judicial Commission District II



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 1 (RE-1) to Planned Development (PD) in order to allow for development of single-family homes, twin villas, townhomes, multi-family and associated development standards, increasing density from 29 units to 1,440 units, for property located at 13250 and 13280 Burnt Store Road, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 295.13± acres; Commission District II; Petition No. PD-21-00009; Applicant: Coral Creek Burnt Store LLC; providing an effective date. Exercise

Recommendation:

Community Development Department: Approval with conditions

2.) PD-21-00010 Quasi-Judicial Commission District II



An Ordinance, pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD; this is a major modification to an existing PD, Ordinance Number 2006-082, to allow for development of single-family homes, twin villas, townhomes, multi-family and associated development standards, increasing density from 29 units to 1,440 units, for a parcel (150.48± acres) located at 14100 Burnt Store Road and two parcels (146.68 acres) located south of Notre Dame Boulevard, east of Burnt Store Road and west of Green Gulf Boulevard, in the Burnt Store Area Plan area and in the Punta Gorda area, containing 297.16± acres; the subject property is part of the property for a PD rezoning, Ordinance Number 2006-082, which contains 300± acres; Commission District II; Petition No. PD-21-00010; Applicant: Burnt Store 2007 LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

3.) PAL-21-00002 Legislative Commission District III



Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) (16.51± acres) and Commercial (COM) (8.16± acres) to Medium Density Residential (MDR), increasing density from 82 units to 188 units; for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PAL-21-00002; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

4.) PD-21-00006 Quasi-Judicial Commission District III



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Manufactured Home Conventional (MHC) (16.51± acres) and Commercial General (CG)(8.16± acres) to Planned Development (PD) to allow for development of a multi-family residential community, increasing density from 82 units to 188 units, for property located at 6105 Winchester Boulevard and 6120 Ivory Bill Drive, in the Englewood area, containing 24.67± acres; Commission District III; Petition No. PD-21-00006; Applicant: Pastore Doyle Developers, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

5.) PAS-21-00004 Legislative Commission District II



Pursuant to Section 163.3187, Florida Statutes, adopt a Small-scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) Low Density Residential (LDR), with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is 0 units, and 2) the use of the site for a recreational vehicle park will be limited to five units per acre and will not require a transfer of density; for property located at 3301 Taylor Road, in the Punta Gorda area; Containing 8.91± acres; Commission District II; Petition No. PAS-21-00004; Applicant: Punta Gorda 2020, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval

6.) PD-21-00001 Quasi-Judicial Commission District II



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) (49.91± acres) and Commercial General (CG) (8.91± acres) to PD in order to have a recreational vehicle (RV) park containing up to 294 RVs, for property located at 8979 Burnt Store Road and 3301 Taylor Road, in the Punta Gorda area; Containing 58.82± acres; Commission District II; Petition No. PD-21-00001; Applicant: Punta Gorda 2020, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

ADJOURNMENT